CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2016

Applicant: Luke Fry, Sun Collective Design Group for Will Rallis, Olympic REI, owner

Property: 536 Harvard Street, Lot 21, Block 289, Houston Heights Subdivision. The property includes a two-story historic 2,808 square foot four-plex apartment building and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing brick apartment residence, constructed circa 1935, located in the Houston Heights Historic District South.

Proposal: Alteration – Revision, exceeded approved scope of work.

In August 2015, the HAHC approved the construction of a 576 square foot rear addition to the rear of a contributing four-plex as part of converting the property to a single family home. Additionally, the applicant also applied to revise the front façade to replace three existing doors with two windows and a single glass panel door and to replace the existing round porch columns with new square columns; the Commission granted approval of the addition on the condition that the round columns and center front door remain.

In December, staff was informed that the project had deviated from approved scope and a Red Tag was issued by Public Works. Two weeks later, a second Red Tag was issued.

The applicants now wish to receive approval for work they had already completed. This work includes the following:

- Replace the auxiliary side doors with non-divided frosted windows
- Construct brick piers around the existing porch columns
- Install slate tile on the porch floor and steps
- Replace the existing original front door with a paneled and leaded-beveled glass door
- Brick in four windows on the north elevation (a pair and a single window on the first floor and a single window on the second)
- Brick in two windows on the south elevation (a single window on each floor)

The executed work exceeded the permitted scope of the project, is not appropriate, and some of it explicitly denied by the Commission in August.

See enclosed application materials and detailed project description on p. 5-20 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Denial: Does not meet criteria 1, 3, 4, 5, 7 ,8 ,9 10**

HAHC Action: **Denied**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; The partial brick encasement of the original full length columns, removal and replacement of the original front door, installation of slate tile on the porch and steps, and the removal of original windows and bricking in window openings does not preserve the historical character of the property.
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☐	☒	☐	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; The installation of a slate tile porch floor and steps as well as the removal and replacement of the original door with a more contemporary door does not recognize the building's 1930s design and seeks to create a newer appearance that is not compatible with the building or context area.
☐	☒	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; The partial brick encasement of the original full length columns, removal and replacement of the original front door, installation of slate tile on the porch and steps, and the removal of original windows and bricking in window openings does not preserve the distinguishing qualities and character of the building.
☐	☒	☐	(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; The partial brick encasement of the original full length columns, removal and replacement of the original front door, installation of slate tile on the porch and steps, and the removal of original windows and bricking in window openings does not maintain or replicate distinctive stylist features of the building.
☒	☐	☐	(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
☐	☒	☐	(7)	The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; Removal of the original door and replacement with a new door of a different design and style, partially encasing the original columns, and bricking in the original window openings is not a duplication of features substantiated by any evidence, since the original existing material was either damaged or destroyed during the alteration.
☐	☒	☐	(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; Bricking in the original window openings alters the essential form of the building.

☐ ☒ ☐ (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
The partial brick encasement of the original full length columns, removal and replacement of the original front door, and the removal of original windows and bricking in window openings destroys significant historic material.

☐ ☒ ☐ (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
The partial brick encasement of the original full length columns, removal and replacement of the original front door, installation of slate tile on the porch and steps, and the removal of original windows and bricking in window openings does not preserve the historical character of the property and the context area.

☐ ☐ ☒ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

Staff recommends to the applicant that all of the alterations be reversed. These changes exceeded the permitted scope and are in violation of the approved COA. The original windows that removed in order for the window opening to be bricked in were destroyed. The original front door was also destroyed. The bricked in window openings should be reopened and salvaged windows should be installed. The front door should be replaced with a salvaged door. The brick pier built around the columns should be removed. The slate tile on the porch floor and steps should be removed. Exterior grids should be added to the flanking auxiliary doors.

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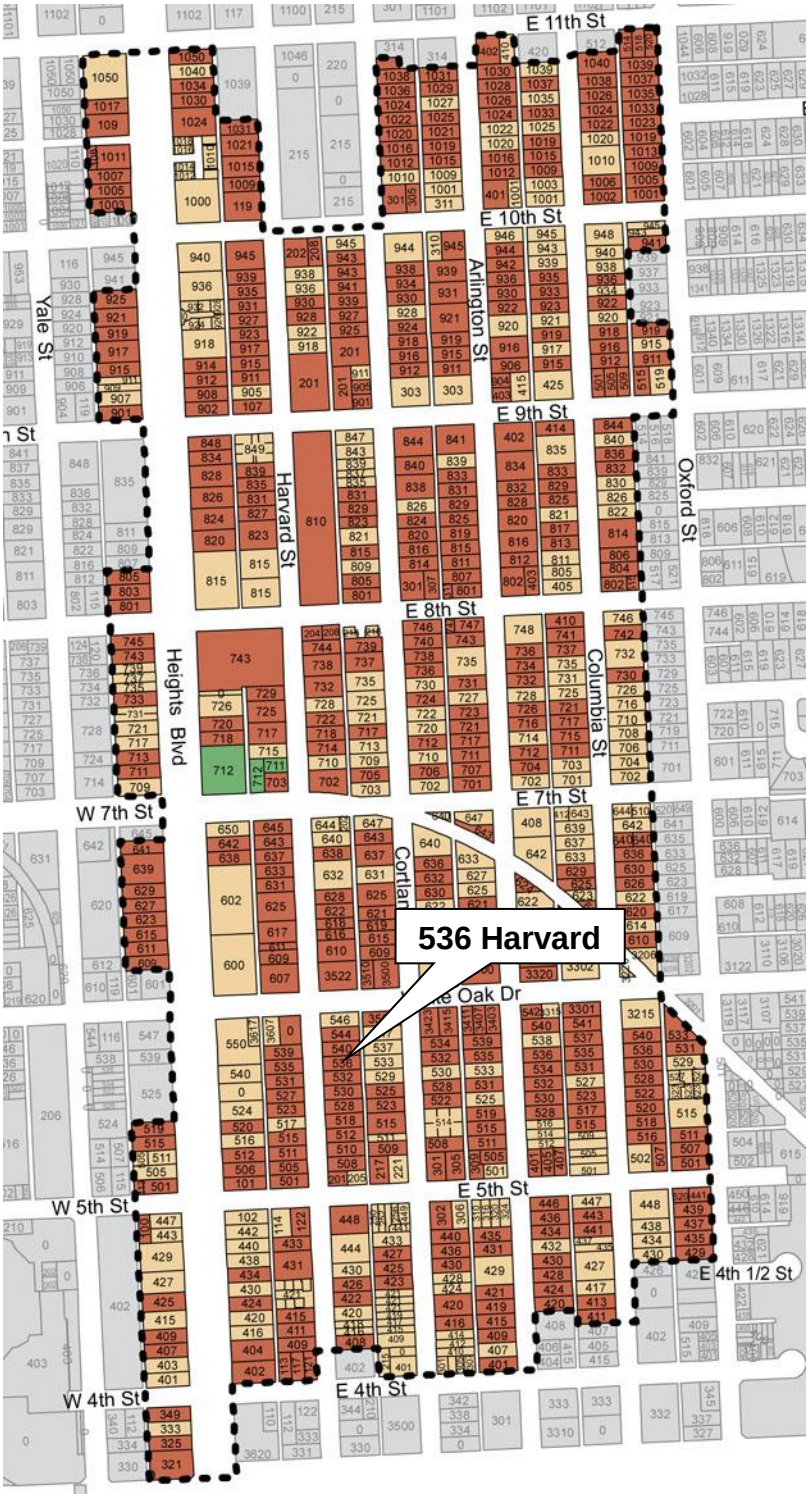
PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

3D RENDERING

WEST ELEVATION – FRONT FACING HARVARD STREET

EXISTING

PARTIALLY APPROVED

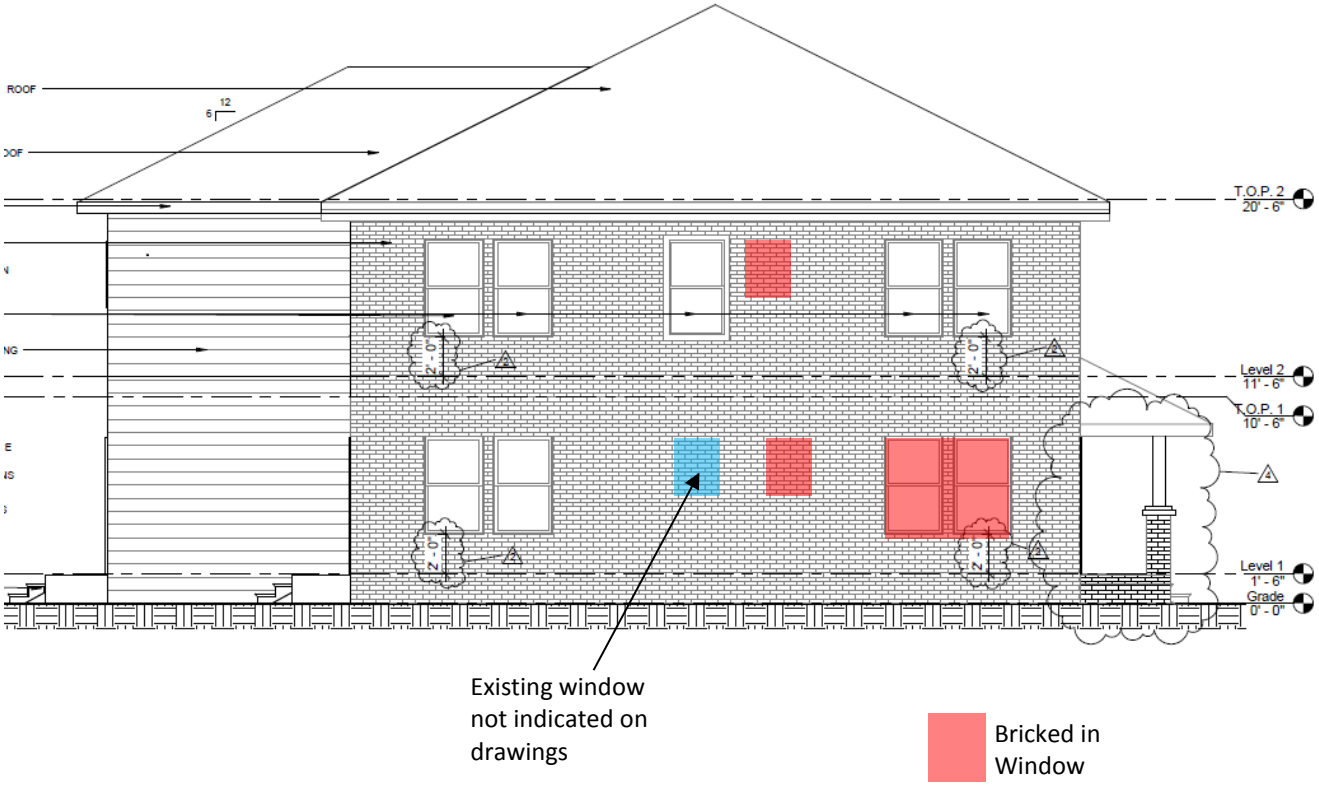
CURRENTLY PROPOSED

Partial encasement in brick

Replaced Front Door

NORTH SIDE ELEVATION

PROPOSED



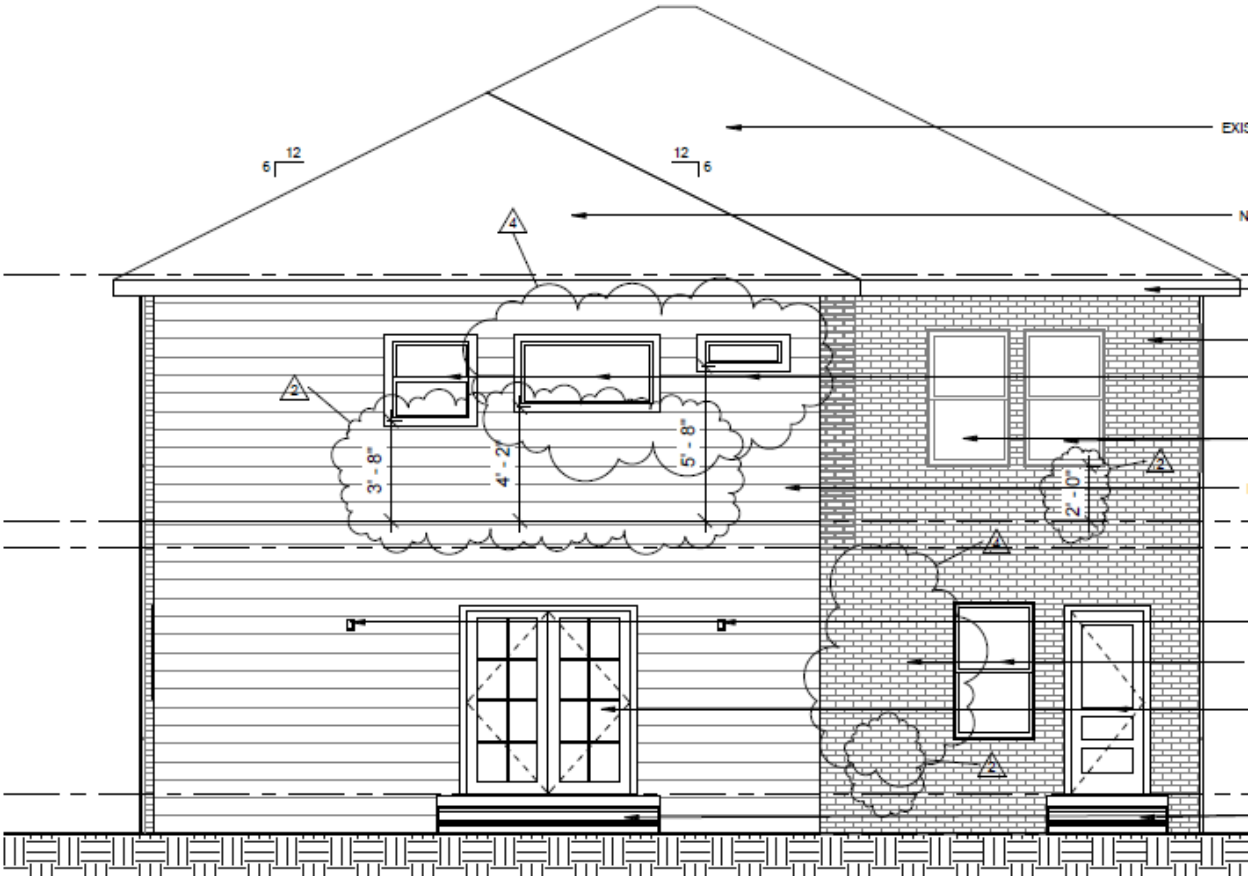
SOUTH SIDE ELEVATION

PROPOSED

Bricked in Window

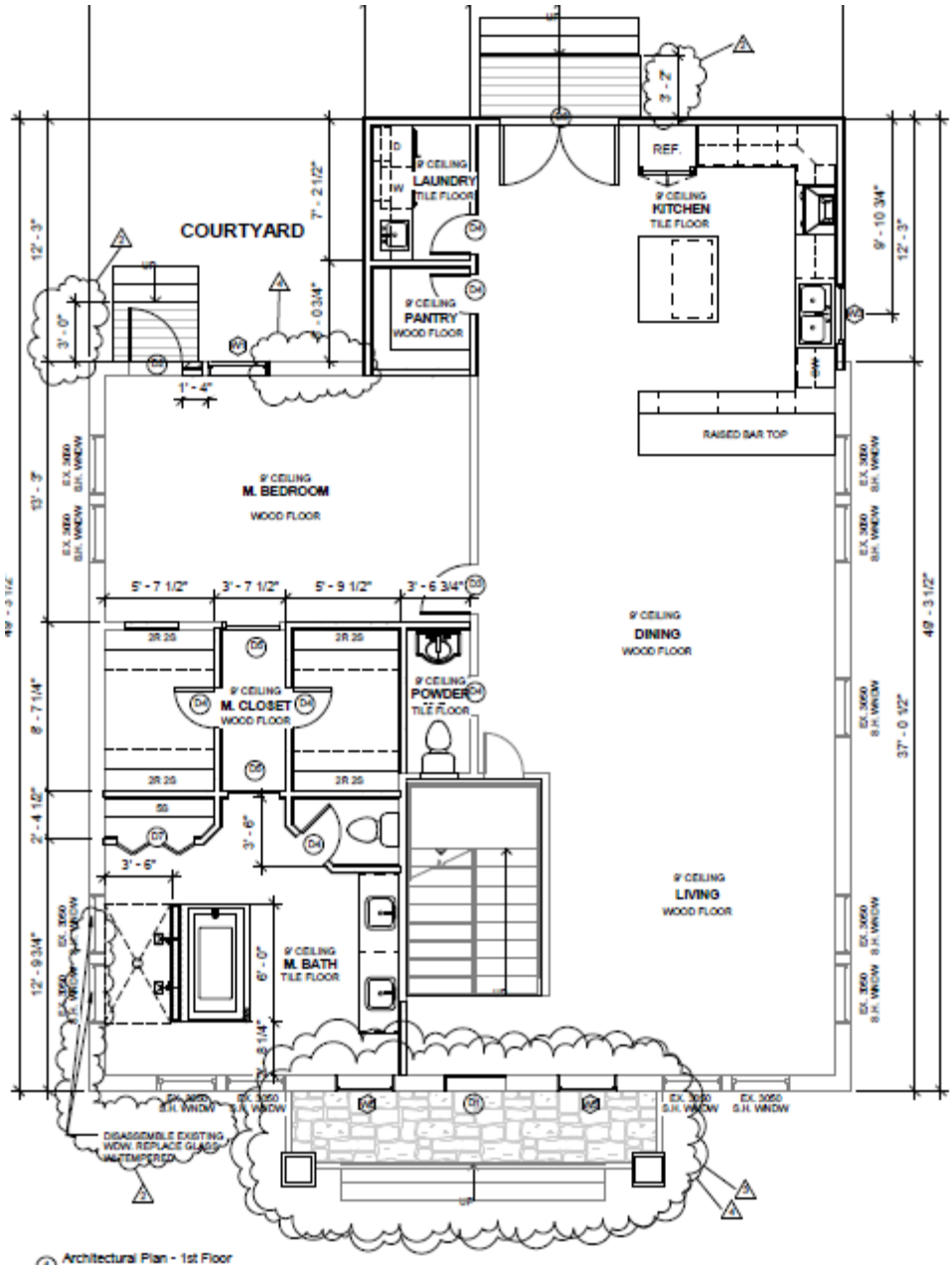
EAST (REAR) ELEVATION

PROPOSED



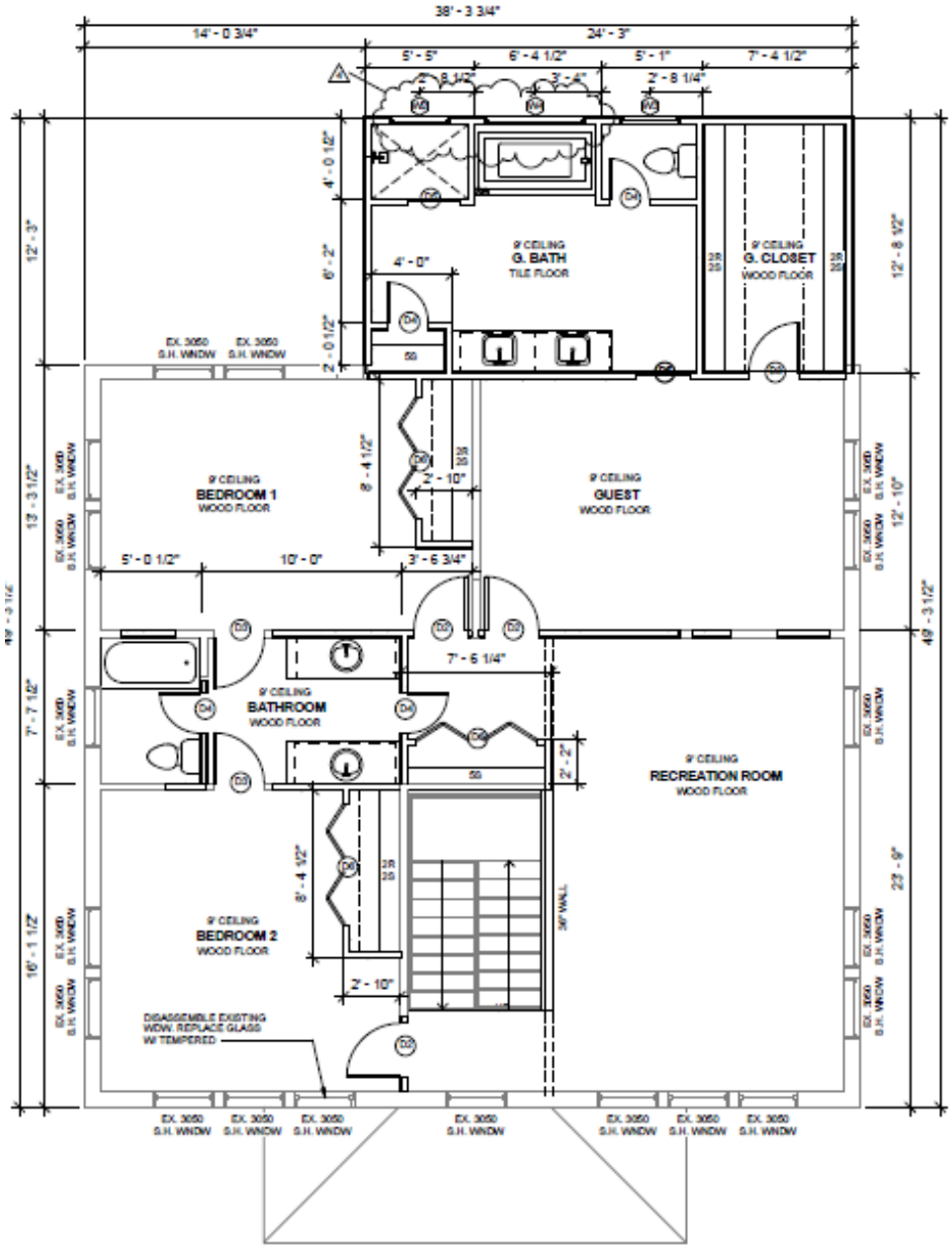
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



Architectural Plan - 2nd Floor

WINDOW / DOOR SCHEDULE

PROPOSED

Window Schedule

Model	Height	Width	Family	Sill Height	Head Height	Count	Comments
W1	5' - 0"	3' - 0"	Double Hung with Trim	2' - 0"	7' - 0"	1	Tempered
W2	1' - 0"	3' - 0"	Fixed with Trim	5' - 8"	6' - 8"	1	Glass Block - Tempered, Privacy
W3	3' - 0"	3' - 0"	Double Hung with Trim	3' - 8"	6' - 8"	2	
W4	2' - 6"	5' - 0"	Fixed with Trim	4' - 2"	6' - 8"	1	Glass Block - Tempered, Privacy
W5	6' - 8"	3' - 0"	Fixed Paned w/Trim	0' - 0"	6' - 8"	2	

Door Schedule

Model	Width	Height	Family	Head Height	Count	Comments
D1	3' - 0"	6' - 8"	Single-Glass	6' - 8"	1	
D2	2' - 8"	6' - 8"	Single-Panel	6' - 8"	4	
D3	2' - 6"	6' - 8"	Single-Panel	6' - 8"	4	
D4	2' - 0"	6' - 8"	Single-Panel	6' - 8"	10	
D5	2' - 8"	6' - 8"	Single-Glass	6' - 8"	4	Tempered, Privacy
D6	6' - 0"	6' - 8"	Bifold-4 Panel	6' - 8"	3	
D7	4' - 0"	6' - 8"	Bifold-4 Panel	6' - 8"	1	
D8	6' - 0"	6' - 8"	Double-Glass	6' - 8"	1	
D9	3' - 0"	6' - 8"	Single-Panel	5' - 2"	1	
D10	16' - 0"	6' - 6"	Overhead-Sectional	6' - 6"	1	

3 Schedules

STAFF PHOTOS

FRONT PORCH

ORIGINAL

CURRENT

STAFF PHOTOS

PORCH STEPS

ORIGINAL

CURRENT

STAFF PHOTOS

NORTH ELEVATION

ORIGINAL

CURRENT

STAFF PHOTOS

SOUTH ELEVATION

ORIGINAL

CURRENT

STAFF PHOTOS

ORIGINAL COLUMN CONDITION

STAFF PHOTOS

ORIGINAL COLUMN CONDITION

STAFF PHOTOS

ORIGINAL DOOR CONDITION

STAFF PHOTOS

ORIGINAL DOOR CONDITION

STAFF PHOTOS

NORTH ELEVATION BRICKED IN WINDOWS

STAFF PHOTOS

NORTH ELEVATION BRICKED IN WINDOWS

STAFF PHOTOS

SOUTH ELEVATION BRICKED IN WINDOWS

STAFF PHOTOS

BRICK PEDESTALS WRAPPED AROUND ORIGINAL COLUMNS (TO REMAIN)

STAFF PHOTOS

NEW FRONT DOOR (EXISTING DOOR WAS TO REMAIN)

STAFF PHOTOS

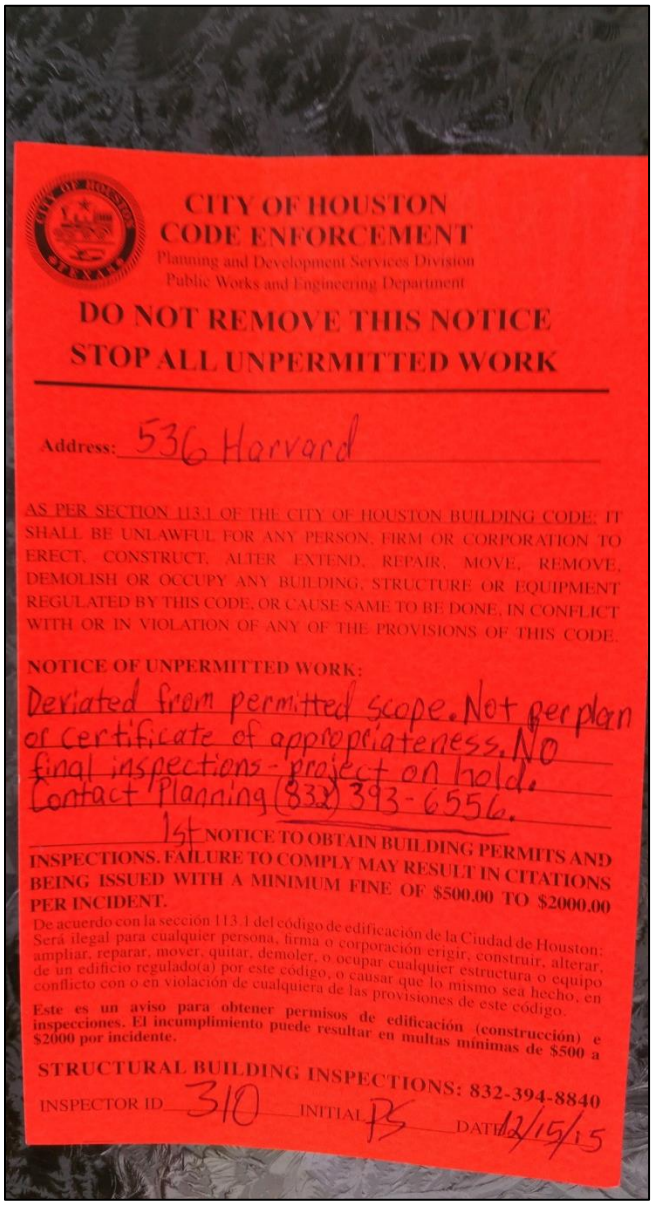
AUXILIARY DOOR OPENINGS (APPROVED TO BE REPLACED WITH 9-LITE WINDOW)

STAFF PHOTOS

AUXILIARY DOOR OPENINGS (APPROVED TO BE REPLACED WITH 9-LITE WINDOW)

STAFF PHOTOS

RED TAG PHOTOS



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Planning and Development Services Division
Public Works and Engineering Department

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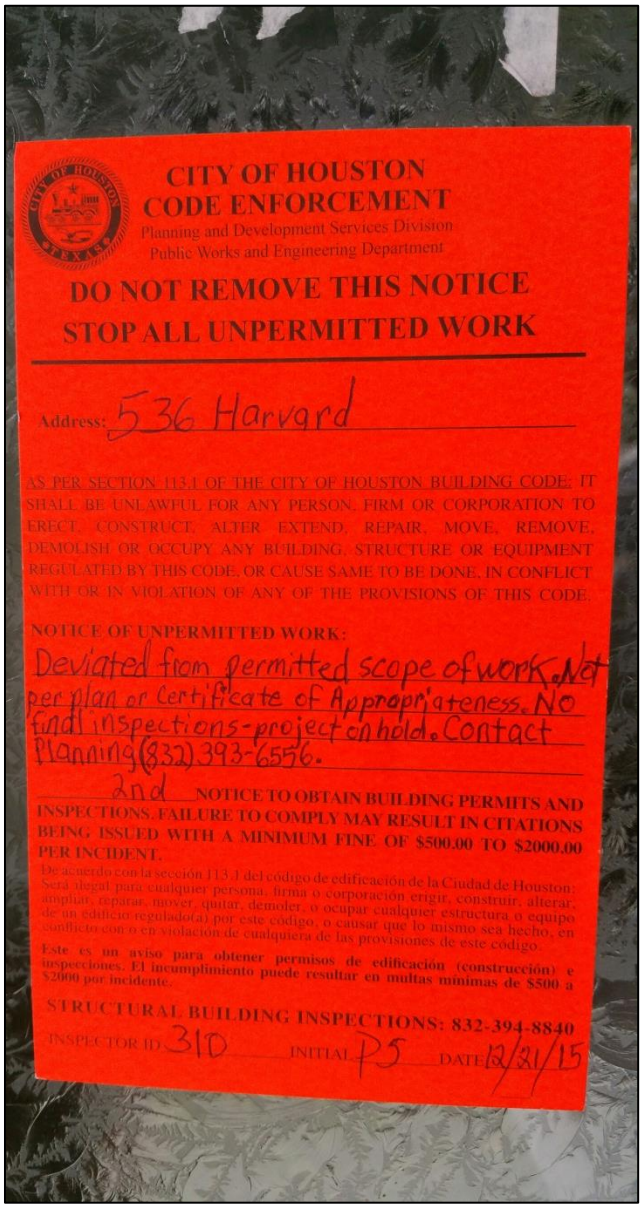
STRUCTURAL BUILDING INSPECTIONS: 832-394-8840

INSPECTOR ID 310 INITIAL PS DATE 12/15/15



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STRUCTURAL BUILDING INSPECTIONS: 832-394-8840

INSPECTOR ID 310 INITIAL PS DATE 12/21/15

PROJECT DETAILS

Windows/Doors: On the north elevation, a pair of windows and a single window on the first story were removed and the openings bricked in. Two rows of glass block were installed above the bricked in paired window location. A single window on the second story was also removed and the window bricked in. On the south elevation, a single window on both stories was removed and bricked in. The windows were destroyed. These window alterations do not appear as part of the application and are not indicated on the drawings. The original front door was removed, despite the Commission determination that the original door was to remain. The auxiliary front doors were to feature an exterior grid pattern. The installed windows feature no grid pattern.

The applicant seeks approval for the altered window pattern and new front door. See drawings for more detail.

Exterior Materials: The applicant partially encased the existing front columns in brick, despite the Commission determination that the original columns were to remain. Slate tile was installed on the porch floor as well as the porch steps.

The applicant seeks approval for the alterations made to the columns, porch floor, and porch steps. See drawings and photos for more detail.